

Minutes: Leesburg Planning Commission August 1, 2002

The Leesburg Planning Commission met on Thursday, August 1, 2002 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Randy Hodgson, Lee Phillips, Nick Colonna, Nancy Kitchens, Susan Swift, Paul Gauthier and Jennifer Moore.

CALL TO ORDER:

The meeting was called to order at 7:05 p.m.

ROLL CALL:

Present: Chairman Cliff Vaughan
Commissioner Bangert
Commissioner Clem
Commissioner Werner – 7:10
Commissioner Hoovler
Commissioner Kennedy
Commissioner Schonberger - Resigned
Councilmember Umstatt

ADOPTION OF AGENDA

Commissioner Schonberger made an amendment to the agenda. He requested that a new business item be added to the agenda that he may address at this time.

Commissioner Schonberger read a letter of resignation into the record. He stated that he had taken a job with Sevilla, Saunders, Huddleson and White, PC and is no longer able to serve as a member of the Planning Commission.

Each Commission member expressed there thanks and well wishes to Mr. Schonberger before his parting.

ADOPTION OF MINUTES:

Commissioner Kennedy made a motion to approve the minutes of July 18, 2002 as submitted.

Motion: Kennedy
Second: Hoovler
Carried: 6-0

REMARKS BY PETITIONERS

None

PUBLIC HEARINGS:

GOD'S CHILDREN LEARNING CENTER, SE 2002-02 – Nancy Kitchens, Senior Planner

Ms. Kitchens presented a staff report for this item to the Commission.

Mr. Steve Robin, representative for the application, came forward to make a presentation and answer questions from the Commission.

Chairman Vaughan opened the public hearing.

Mr. Paul Supan of 105-F Davis Avenue came forward to speak in opposition to the application. Mr. Supan commented that safety is the most important issue regarding this application. Mr. Supan presented pictures of larger vehicles, which he believes explains how difficult it is to maneuver the traffic in the area.

Ms. Charlotte Nickens of 26 Adams Drive came forward to speak in support of the application.

Mr. Clint Good of Lincoln Virginia came forward to speak in opposition to the application. Mr. Good stated that he uses the services of physicians in the nearby office building. He stated that there is already a problem with parking and adding the daycare facility would make matters worse.

Ms. Ramona Hardy of 105 E Davis Avenue came forward to speak in opposition to this application. Her concerns were regarding parking and traffic as well as the buffer area between the residences and the day care center.

Mr. Stephen Mayo of 22 Davis Avenue, SW came forward to speak in opposition to this application. He stated that when school is in session this area is used as a cut through and becomes very dangerous.

Ms. Linda Lifsey of 107-A Davis Avenue, SW came forward to speak in opposition to this application. She stated she is very close to the property and the potential noise level from the traffic and children concerns her, as do the traffic concerns previously mentioned. She also commented that she does not believe that 5 people will be able to supervise 49 small children properly. She would also like pine trees planted along the fence line to cut down on noise.

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There were no further speakers; the Chairman closed the public hearing.

Mr. Robin, representative for the applicant came forward again to address several questions raised by petitioners.

Mr. Robin agreed to a time extension for this application to try and address outstanding issues on this application.

Ms. Kitchens stated that this application would come before the Commission again on September 5, 2002.

Councilmember Umstattd requested that staff as the Town Attorney to provide an up to date list of the statutory time lines regarding applications and forward a copy to the Commission. Ms. Swift stated that she would take care of that. Chairman Vaughan requested that those dates or timelines be referenced in future staff reports.

309 PARKER COURT, SE 2002-01 – CAR SALES AND SERVICE – Nancy Kitchens, Senior Planner

Ms. Kitchens presented a staff report to the Commission regarding this application.

Mr. Beck Dickerson, representative for the applicant, came forward to speak and answer any questions from the Commission.

There was no one from the public to speak regarding this application therefore the public hearing was closed.

SUBDIVISION AND LAND DEVELOPMENT:

REHAU – PRELIMINARY/FINAL DEVELOPMENT PLAN APPROVAL – Nick Colonna, Senior Planner

Mr. Colonna made a presentation regarding this application to the Planning Commission.

Commissioner Clem made a motion to approve the application as submitted by staff.

Motion: Clem
Second: Kennedy
Carried: 6-0

ALLMAN – MINOR SUBDIVISION PLAT (for information purposes only, no action required) Nick Colonna, Senior Planner

Mr. Colonna gave a brief report regarding this application.

FORT/EVANS SHOPPING CENTER – PRELIMINARY DEVELOPMENT PLAN (Target/Costco) – John Johnston, Senior Planner

Mr. Johnston gave a brief presentation regarding this application.

Mr. Mike Linhart, representative for the applicant came forward to speak regarding this application.

Mr. Mike Banzhauf, representative for the applicant came forward to answer questions from the Commission.

Commissioner Werner made a motion to approve the application as submitted by staff.

Motion: Werner
Second: Hoovler
Carried: 6-0

COMPREHENSIVE PLANNING:

SOUTHEASTERN LEESBURG TRANSPORTATION ISSUES – Paul Gauthier, Chief of Engineering

Mr. Gauthier made a presentation to the Planning Commission regarding the above topic.

COUNCIL REPRESENTATIVE’S REPORT:

Councilmember Umstattd stated that she presided over the Virginia Association of Planning District Commission’s conference. She stated that one of the issues discussed if the aging of the “Baby Boomers” in the Country.

Councilmember Umstattd stated that they also addressed the need for all localities to have all hazard mitigation plans in place because of a change in the way that FEMA is going to fund reimbursement to communities for disasters or disaster relief. She stated this if localities do not have a plan that meets FEMA new standards they would be reluctant to give localities any funds for disaster relief.

STAFF AND COMMITTEE REPORTS:

Commissioner Kennedy stated that the Commission no longer has a representative for the Economic Development Committee. He stated that he attended, he then meeting went over items that were discussed.

The Commission voted to have Commissioner Kennedy remain the liaison to the Economic Development Committee.

NEW BUSINESS:

GIFTS FOR OUTGOING COMMISSIONERS – UPDATE

Commissioner Werner made a recommendation to the Commission regarding gifts for outgoing Commissioners.

Commissioner Clem asked Mr. Gauthier for a report on the lighting at Heritage High School. He stated that he has received numerous complaints about the height of the lights. Mr. Gauthier stated that he would discuss that with Mr. Phillips and provide information to the Commission in September.

Ms. Swift addressed the Commission regarding the timing of applications coming before the Commission.

ADJOURNMENT:

There being no further business the meeting adjourned at 11:10 p.m.

PREPARED BY:

APPROVED BY:

Jennifer Moore, Commission Clerk

Cliff Vaughan, Chairman